

RECORD OF MINUTES

McLEAN COUNTY ZONING BOARD OF APPEALS

Tuesday, December 5, 2017

Room 400, Government Center

115 E. Washington Street, Bloomington, Illinois

1. CALL TO ORDER: Chair, James Finnigan called the meeting to order at 7:00 PM.
2. ROLL CALL: Secretary Philip Dick called the roll and noted the presence of a quorum as follows: Rick Dean, Julia Turner, James Finnigan, Drake Zimmerman, Julia Turner, Michael Kuritz and Marc Judd. No members were absent. Also present were Melissa Dougherty-O'Hara, County Planner, Darrell Mitchell, Zoning Enforcement Officer, Luke Hohulin, Assistant County Engineer and Jessica Woods, Assistant State's Attorney.
3. APPROVAL OF MINUTES: Motion was made by Kuritz/Zimmerman to approve the minutes from the November 7, 2017 Zoning Board of Appeals meeting.
The roll call vote was seven members for the motion to approve, none opposed and no members were absent.
4. APPEARANCE BY MEMBERS OF THE PUBLIC: No one came forward to speak on matters not on the agenda.
5. REGULAR AGENDA:

Case SU-17-09, application of Evergreen FS, Inc., to amend the site plan as approved in Case 00-56-S to move water storage tanks of the Ellsworth Fire Protection District to a different location in the M-2 General Manufacturing District; and located in Old Town Township at 11418 Oak Street, Downs, IL.

Secretary Dick called the case and provided exhibits to the board. County Planner Dougherty O'Hara submitted the staff report for review. She indicated the seven standards for a special use were met and the staff recommended approval of the application.

Steve Dennis, 20126 N 50 East Rd., Danvers, IL, appeared to give testimony and was sworn. He indicated that moving the tanks is beneficial to both the fire district and FS.

The board reviewed and discussed the seven standards for special uses and found them to be met.

Motion was made by Kuritz/Turner to recommend approval of Case SU-17-09. The roll call vote was seven members for the motion to approve, none opposed and no members were absent.

Case ZV-17-10, application of Frank Nelson for a variance in front yard setback requirements to allow a front porch addition to a single family dwelling to be 20 feet from the property line rather than 30 feet as required in the R-1 Single Family Residence District; on property located in Hudson Township at 17478 Walden Road, Hudson, IL.

Secretary Dick called the case and provided exhibits to the board. County Planner Dougherty O'Hara submitted the staff report for review. She indicated the seven

standards for a variance were met and the staff recommended approval of the application.

Frank Nelson, 17478 Walden Road, Hudson, IL, appeared to give testimony and was sworn. He indicated that he had nothing to add.

The board reviewed and discussed the seven standards for variances and found them to be met.

Motion was made by Dean/Turner to approve Case ZV-17-10. The roll call vote was seven members for the motion to approve, none opposed and no members were absent.

Case SU-17-10, application of RV Horizons to allow a manufactured home park with a waiver of street width requirements to be 24 feet rather than 30 feet in the R-2 Two-Family Residential District on property located in Bloomington Township at 104 Greenwood Avenue, Bloomington, IL.

Secretary Dick called the case and provided exhibits to the board. County Planner Dougherty O'Hara submitted the staff report for review. She indicated the seven standards for a special use could be met and the staff recommended approval of the application with the following stipulations:

1. The owner meets the minimum requirements for the connection to public sewer as determined by the Bloomington Normal Water Reclamation District;
2. The owner meets the minimum requirements for the connection to public water as determined by the City of Bloomington or the Bloomington Township Public Water District (whichever entity is the regulating authority); and
3. The owner obtains an IDPH license to operate a mobile home park at the proposed location before any mobile homes are allowed to be placed on the site; and
4. The owner will rezone the portion of the manufactured home park located in the Commercial District to the R-2 Two-Family Residence District before an occupancy permit will be issued on lots 21, 22, 23, 24, 25, 26, 27, and 28 for manufactured homes.

Robert Thomas, 701 E. Newton, Heyworth, IL, and Ed Duran 613 Whispering Pines, Normal, IL, appeared to give testimony and were sworn. Mr. Duran indicated that this is the best use of this land. Mr. Thomas indicated that they met with BNWRD, City of Bloomington Water Department Staff and have IDPH approval.

The board reviewed and discussed the seven standards for special uses and found them to be met with the recommended stipulations.

Motion was made by Zimmerman/Kuritz to recommend approval of Case SU-17-10 with the recommended stipulations. The roll call vote was seven members for the motion to approve, none opposed and no members were absent.

6. **ADJOURNMENT:**

The Chair declared the meeting adjourned at 8:15 PM.